

Urban Village Town Homes

Project Summary

Housing Type: Family Town Home Rental

Location: bounded by 43rd Ave, University Ave, Wightman St, and Fairmount Ave.
(City Heights Project Area)

Lot Size: 159,500 sq ft

Total Units: 116 units

Affordable Units: 91 units

Income Mix:

Very Low	Low	Mod	Unrestricted
51	40	0	24

Affordable Unit Mix:

0 BD	1BD	2BD	3BD	4BD
0	0	6	79	6

Development Team

Developer: San Diego Revitalization Corp.

Development Budget

Total Development Costs: \$45,000,000

Agency Subsidy Requested: \$5,115,000

Agency Subsidy per Unit: \$56,208

Agency Subsidy per Bedroom: \$187

Funding Sources: 9% Tax credits, Price Charities Equity



Project Description

The project is a 116-unit town home development of four story buildings located at the south end of the block along Wightman St. Of the 116 units, 92 units are for families in very low and low income (35% to 60% AMI) bracket. One of these units is a manager's unit. The north end of the block contains a six story office center fronting on University Ave. The office space is intended for non-profit organizations serving the City Heights community. There are 409 parking spaces for the office space in a four story structure. There are 115 parking spaces located in a semi-underground structure and in the office parking structure.

Notes

- The apartment complex is built around a large, open courtyard, provides balconies and stoops towards the street, and contains an office and community room for tenants.
- The town homes replaced 34 affordable dwelling units with 92 larger affordable units available to wider range of incomes.
- The development required the acquisition of 27 different parcels from 17 different owners.

